\$500,000 - 2550 16 Avenue, Cold Lake

MLS® #E4452414

\$500,000

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Cold Lake North, Cold Lake, AB

Cold Lake, Alberta â€" Your Next High-Impact Development Opportunity. Position your business for success in one of Alberta's most dynamic small cities. This 1.88-acre C2 arterial commercial lot is strategically located at the intersection of Highway 28 & Highway 55 â€" dual highway frontage with exceptional visibility. This is more than just a lot; it's a front-row seat to the region's growth. Approximately 3 hours from Edmonton, Alberta's capital, and 2 hours from Lloydminster, AB/SK, this location is a natural commercial stop and regional draw. It benefits from an expanding population and workforce fueled by a strong oil & gas sector, Canadian Forces Base Cold Lake, and regional service industries. The site is directly adjacent to a travel centre anchored by Esso, Tim Hortons, Burger King, NAP Liquor, and Pizza 73. Cold Lake also enjoys year-round tourism, attracting anglers, boaters, and vacationers in summer, as well as snowmobilers, hockey tournaments, and winter sports enthusiasts during the colder months

Essential Information

MLS® # E4452414 Price \$500,000

Bathrooms 0.00







Acres 0.00

Type Land Commercial

Status Active

Community Information

Address 2550 16 Avenue

Area Cold Lake

Subdivision Cold Lake North

City Cold Lake
County ALBERTA

Province AB

Postal Code T9M 0L6

Additional Information

Date Listed August 8th, 2025

Days on Market 69

Zoning Zone 60

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Listing information last updated on October 16th, 2025 at 3:32pm MDT